

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/026156-2022>

Not applicable

## **Bridgewell Supported Living Residential Accommodation Project**

Bracknell Forest Borough Council

F14: Notice for changes or additional information

Notice identifier: 2022/S 000-026156

Procurement identifier (OCID): ocids-h6vhtk-0361bd

Published 20 September 2022, 9:17am

### **Section I: Contracting authority/entity**

#### **I.1) Name and addresses**

Bracknell Forest Borough Council

Time Square, Market Street

Bracknell

RG12 1JD

#### **Contact**

Mr Kevin Ayers

#### **Email**

[Kevin.Ayers@Bracknell-Forest.gov.uk](mailto:Kevin.Ayers@Bracknell-Forest.gov.uk)

#### **Telephone**

+44 1344351471

#### **Country**

United Kingdom

**Region code**

UKJ11 - Berkshire

**Internet address(es)**

Main address

<http://www.bracknell-forest.gov.uk>

Buyer's address

<http://www.bracknell-forest.gov.uk>

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Bridgewell Supported Living Residential Accommodation Project

Reference number

DN628772

#### **II.1.2) Main CPV code**

- 45210000 - Building construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Bracknell Forest Council ("the Council") are seeking to develop accommodation and support for an ageing population of people with learning disabilities, built around demand, need and best practice and informed by the market and community. The site is located at 10

Ladybank, Bracknell RG12 7HA off Birch Hill Road and is situated close to a medical practice,

shops, community centre and a primary school.

The site is accessed via Ladybank Road, a no-through road. The surrounding area is predominantly residential. Temporary access for construction may also be possible from Leppington Road (north of the site), subject to seeking Highways consent.

Part of the site slopes from west to east, with the existing building situated on a levelled surface. The proposed new building is planned to remain around the same level of the existing building. For further details, please refer to the IBI architect's RIBA Stage 2 report.

The Bridgewell Supported Living project will provide four 5-bedroom units and is based on a

two-storey new build accommodation, i.e. the existing building will be demolished. The scheme will achieve BREEAM Excellent sustainability and secure by design rating. The design is based on Housing our Ageing Population Panel for Innovation (HAPPI).

The works involve the following:-

- 1) Complete RIBA Stages 3 and 4 design under a PCSA.
- 2) Site perimeter hoarding.
- 3) Isolation and capping of existing services.
- 4) Asbestos removal.
- 5) Soft strip.
- 6) Full demolition of the existing buildings on site and adjust levels to the site.
- 7) Construction of a new two storey supported living residential accommodation with a roof

garden. BREEAM Excellent target.

8) Landscaping works including access, car parking, pedestrian routes, garden & planting works and making good.

9) Adjustment of hoardings and boundary.

This project will be developed under a Design and Build (D&B) process i.e. the contract sum

for the Main Works Contract (the “Contract Sum”) will be arrived at in two stages. The

intention is that the selected Contractor will initially fulfil the design for RIBA stages 3 and 4

under a Pre-Construction Services Agreement and ultimately be appointed under a lump sum

form of contract (JCT Design and Build 2016 as amended by The Schedule of Amendments)

(the “Main Works Contract”). A summary of this process is set out in the Combined Invitation to Tender.

---

## **Section VI. Complementary information**

### **VI.6) Original notice reference**

Notice number: [2022/S 000-023361](#)

---

## Section VII. Changes

### VII.1.2) Text to be corrected in the original notice

Section number

IV.2.2

Instead of

Date

26 September 2022

Local time

2:00pm

Read

Date

3 October 2022

Local time

2:00pm